

092.0

0002

0007.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

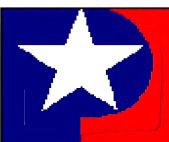
812,900 / 812,900

USE VALUE:

812,900 / 812,900

ASSESSED:

812,900 / 812,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
27		FABYAN ST, ARLINGTON

Legal Description		User Acct
		59368
		GIS Ref
		GIS Ref
		Insp Date
11/13/18		

OWNERSHIP

Unit #:

Owner 1: RODD THOMAS III	
Owner 2: RODD PREVO LEANNE K	
Owner 3:	

Street 1: 27 FABYAN ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: LUDKA KATHLEEN -	
Owner 2: -	

Street 1: 27 FABYAN ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Stucco Exterior and 2350 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		
t		Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500	Sq. Ft.	Site			0	70.	0.86	5									451,500						451,500	

PREVIOUS ASSESSMENT		Parcel ID		092.0-0002-0007.A		USER DEFINED							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value						
2022	101	FV	361,400	0	7,500.	451,500	812,900						
2021	101	FV	350,200	0	7,500.	451,500	801,700						
2020	101	FV	350,200	0	7,500.	451,500	801,700						
2019	101	FV	263,900	0	7,500.	458,000	721,900						
2018	101	FV	263,900	0	7,500.	341,900	605,800						
2017	101	FV	263,900	0	7,500.	309,600	573,500						
2016	101	FV	263,900	0	7,500.	296,700	560,600						
2015	101	FV	257,300	0	7,500.	251,600	508,900						
Source: Market Adj Cost		Total Value per SQ unit /Card: 345.91		/Parcel: 345.91		Land Unit Type:							
17496!													
PRINT		Date		Time		Prior Id # 1: 59368							
		12/30/21		05:40:11		Prior Id # 2:							
						Prior Id # 3:							
						Prior Id # 1:							
						Prior Id # 2:							
						Prior Id # 3:							
LAST REV		Date		Time		ASR Map:							
		06/25/19		15:41:45		Fact Dist:							
						Reval Dist:							
						Year:							
						LandReason:							
						BldReason:							
						CivilDistrict:							
						Ratio:							
BUILDING PERMITS		ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
1/8/2019	34	Heat App	11,000	C					11/13/2018	Inspected	CC	Chris C	
3/30/2009	172	Manual	10,500						10/29/2018	MEAS&NOTICE	BS	Barbara S	
									3/25/2009	Meas/Inspect	189	PATRIOT	
									8/27/2005	MLS	HC	Helen Chinal	
									1/26/2000	Mailer Sent			
									1/26/2000	Measured	276	PATRIOT	
									10/28/1998		PM	Peter M	
Sign:		VERIFICATION OF VISIT NOT DATA		/ / /									

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial				Full Bath: 1	Rating: Average														
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Good														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 6 - Stucco				A HBth:	Rating:														
Sec Wall: 12 - Board & Bat	50 %			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: BEIGE				A Kits:	Rating:														
View / Desir:				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1950	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G10	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %														
Prim Int Wal 2 - Plaster				Functional:		%													
Sec Int Wall:	%			Economic:		%													
Partition: T - Typical				Special:		%													
Prim Floors: 3 - Hardwood				Override:		%													
Sec Floors:	%			Total:	18.6 %														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY															
Subfloor:				Basic \$ / SQ: 130.00															
Bsmnt Gar:				Size Adj.: 1.20851064															
Electric: 3 - Typical				Const Adj.: 0.99989998															
Insulation: 2 - Typical				Adj \$ / SQ: 157.091															
Int vs Ext:				Other Features: 80500															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 443958															
% Com Wal	% Sprinkled			Depreciation: 82576															
				Depreciated Total: 361381															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 092-0-0002-0007.A												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc	
2	Frame Shed	D	Y	1	10X8	A	AV	2007	0.00	T	9.6	101							
More: N				Total Yard Items:				Total Special Features:				Total:							